







Duluth Commercial Real Estate Opportunities

October 2014



SITES

| Location | Size | Description |
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| Arrowhead Crossing  Haines Rd/Arrowhead Rd Duluth, MN 55811 | 54 acres | Commercial land for sale: <ul style="list-style-type: none"> One mile or less to U.S. Hwy 53, Duluth Airpark (business park), Duluth International Airport and Miller Hill Retail Corridor 5.5 miles to Interstate 35 Zoning: <ul style="list-style-type: none"> Commercial in place with final site plan still under consideration Infrastructure: <ul style="list-style-type: none"> Site is shovel ready with municipal utilities stubbed Price: Parcels priced from \$2.50 to \$6.50 per s/f Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com |
| Commercial Development Site  1611-1633 Maple Grove Rd Duluth, MN 55811 | 4.41 acres | Commercial Land for development opportunity: <ul style="list-style-type: none"> Miller Hill Shopping District Several expansions nearby including hotel development and retail/office strip center Municipal utilities are present Price: \$1,350,000 or \$7.03 per s/f Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com |

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| Commercial Development Site  42XX Haines Rd Duluth, MN 55811 | 2.3 acres (100,000 s/f) | Commercial land for sale: <ul style="list-style-type: none"> Good visibility from US Hwy 53 at Haines Rd Near Gander Mountain, Duluth Airport, Outback Steakhouse, Country Inn & Suites MU-C zoning (mixed use-commercial) on front portion – RR1(residential rural) behind <p>Price: \$350,000</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p> |
| Commercial Development Site  E Central Entrance/Clearwood Dr Duluth, MN 55811 | 2.2 acres | Commercial Land for development opportunity: <ul style="list-style-type: none"> Excellent visibility Gateway to Miller Hill Shopping District Minutes from downtown Duluth or Superior Municipal utilities are present <p>Price: \$1,200,000</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p> |

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|  <p>1734 Mall Drive Duluth, MN 55811</p> | | <p>Outstanding opportunity in Miller Hill area. Join Savers and Hobby Lobby (opening in 4th Quarter of 2012). 25,500 vehicles per day. Adjacent to Miller Hill Mall. Upgrades to the surrounding roadways. Busiest retail hub in Duluth: Target, Best Buy and Kohls are all within line of site.</p> <p>Building: Approximately 25,153 sf for lease. – Building total is 88,000 sf</p> <p>Land: Zoned commercial</p> <p>Contact: Cushman & Wakefield/NorthMarq James Rock (952) 465-3357</p> |
| <p>Commercial Development Site</p>  <p>21st Ave E/London Rd Duluth, MN 55812</p> | 1.28 acres | <p>Commercial Land for development opportunity:</p> <ul style="list-style-type: none"> ▪ One block direct access to high traffic, signalized intersection; under a half mile from Interstate 35 ▪ Close proximity to UMD/College of St. Scholastica ▪ Amazing lake views ▪ Great exposure ▪ Unlimited development potential ▪ Zoned commercial ▪ Municipal utilities are present <p>Contact: Shelley Jones AtWater Group (218) 623-6566 sjones@atwatercommercial.com</p> |

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| Commercial Development Site  <p>515 W Central Entrance Duluth, MN 55811</p> | .99 acre | Commercial Land for retail/restaurant development opportunity: <ul style="list-style-type: none"> ▪ Unparalleled visibility ▪ 25,500+ vehicles pass by daily ▪ 47 reserved parking spaces ▪ Adjacent to Residence Inn and controlled intersection ▪ Miller Hill Shopping District ▪ Minutes from downtown Duluth or Superior ▪ Municipal utilities are present <p>Price: \$750,000</p> <p>Contact: Beth Wentzlaff CMRA (218) 727-0064 beth@cmrasells.com</p> |
| Commercial Development Site  <p>1801 London Rd Duluth, MN 55812</p> | .6 acre | Commercial land for sale or build-to-suit: <ul style="list-style-type: none"> ▪ 12,800 s/f available, divided among two (2), two-story buildings ▪ Corner lot in the heart of London Road corridor; great for offices, professional services or street-level retail ▪ Easy access to Interstate 35 and Duluth Lakewalk ▪ Near restaurants, other area retail stores, medical district, University of Minnesota Duluth and St. Scholastica college campuses <p>Price: \$550,000 or build-to-suit</p> <p>Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com</p> |

BUILDINGS

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| Armory Building  <p>1624 London Rd Duluth, MN 55812</p> | 33,000 s/f | <p>Historic building available for development opportunity:</p> <ul style="list-style-type: none"> Convenient access to downtown Duluth via Interstate 35 Adjacent to city bus route Within walking distance to local restaurants, grocery, pharmacy, and medical district Unobstructed views of Lake Superior Across from the famous Rose Garden Heated underground parking Build out costs eligible for 30% tax credits Contiguous to Armory Arts and Music Center <p>Lease: \$15 psf NNN</p> <p>Contact: Shelley Jones AtWater Group (218) 623-6566 sjones@atwatercommercial.com</p> |
| Commercial Property  <p>102-108 E Superior St Duluth, MN 55802</p> | 23,000 s/f on .53 acre site | <p>Two-story retail building for sale:</p> <ul style="list-style-type: none"> Rare development corner in Old Downtown Arts, Theatre & Entertainment District Lake view with air rights <p>Price: \$1,800,000</p> <p>Contact: Greg Follmer Messina & Associates Realty (218) 310-0013 gregfollmer@gmail.com</p> |
| Highland Building  <p>1301 Miller Trunk Hwy Duluth, MN 55811</p> | 11,500 s/f on 1.4 acre site | <p>Professional building for build to suit:</p> <ul style="list-style-type: none"> Great visibility on Miller Trunk Hwy; next to Walgreens, across from Duluth Mall Currently professional offices and credit union Willing to remodel building or tear down for new 12,000 s/f building <p>Contact: Ryan Boman PLB Properties (218) 249-1954 ryanb@melhus.org</p> |


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| Denfeld Retail Center  4602 Grand Ave Duluth, MN 55807 | 11,050 s/f | Retail/office building available for lease: <ul style="list-style-type: none"> ▪ Quick access to Interstate 35 and US Hwy 2 ▪ Strong traffic counts ▪ Quality neighborhood retailers ▪ Pylon signage available; signage on the building Available suites: <ul style="list-style-type: none"> ▪ #100 B – 2,306 s/f ▪ #100 C – 1,331 s/f ▪ #300 – 3,768 s/f ▪ #550 – 1,534 s/f ▪ #900 – 2,111 s/f Contact: Shelley Jones AtWater Group (218) 623-6566 sjones@atwatercommercial.com |
| Commercial Property  1820 Maple Grove Rd Duluth, MN 55811 | 10,600 s/f | Former furniture building for sale: <ul style="list-style-type: none"> ▪ Great visibility on Miller Trunk Hwy with more than 65,000 daily traffic count ▪ U.S. Hwy 53 frontage across from Target; near Kohl's ▪ Rustic interior with two (2) staircases leading to open mezzanine ▪ Variety of uses possible including office, restaurant, fitness centers, day care, night club, sporting goods shop ▪ New hotel planned across Maple Grove Price: \$850,000 Contact: Ken Truscott Prudential Truscott Northland Realty (218) 348-3177 ktruscott@prudentialnorthland.com |
| Traphagen Building  1511 E Superior St Duluth, MN 55812 | 9,267 s/f | Historic office building for sale: <ul style="list-style-type: none"> ▪ Three (3) floors at 3,089 s/f per floor ▪ Red stone and brick building currently houses one of Duluth's largest marketing firms ▪ Antique light fixtures, ornate carving, ten fireplaces ▪ Outdoor gardens, patios and porches add to unique nature of this property ▪ Uses may include office, bed & breakfast or residential apartments Price: \$725,000 Contact: Greg Follmer Messina & Associates Realty (218) 310-0013 gregfollmer@gmail.com |

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| Restaurant/Development Site  <p>4250 Haines Rd Duluth, MN 55811</p> | 3,966 s/f on five acre parcel | Restaurant/Retail facility for sale: <ul style="list-style-type: none"> Open/flexible floor plan – Bar, Kitchen Seating Good visibility from US Hwy 53; ample parking Near Gander Mountain, Duluth Airport, Outback Steakhouse, Country Inn & Suites Land: <ul style="list-style-type: none"> 2005 Wetland Delineation shows .53+ acres wetland MU-C zoning (mixed use-commercial) on front portion – RR1 (residential rural) behind Great potential for any new retail use (hotel, restaurant, department store, etc.) Price: \$549,000 Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com |
| Greysolon Plaza  <p>231 E Superior St Duluth, MN 55802</p> | 2,415 s/f | Office/retail building available for lease: <ul style="list-style-type: none"> Famous historic multi-use Class B building located in arts area of downtown Duluth Possible premium corner storefront location and skywalk Adjacent to future renovation of popular NorShor Theatre Near medical district Available suites: <ul style="list-style-type: none"> #115 – 1,249 s/f #201 – 1,166 s/f Contact: Kathy Marinac Sherman Associates (218) 625-2211 kmarinac@sherman-associates.com |
| Commercial Property  <p>1427 London Rd Duluth, MN 55805</p> | 1,464 s/f on 6,600 s/f lot | Two-story building for sale: <ul style="list-style-type: none"> High traffic and visibility from London Rd Currently houses a hair salon and holistic massage studio Well-identified signage Land: <ul style="list-style-type: none"> F-2 zoning (mixed-use, neighborhood-scale commercial district) on 50' X 132' lot Paved off-street parking accessed from alley Price: \$249,000 (purchase and operate salon or convert to preferred use) Contact: Dave Holappa Holappa Commercial Real Estate (218) 722-0357 dave.holappa@holappa.com |

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|  <p>1918 London Road Duluth, 55805</p> | | <p>Building: 1830 SF Single tenant</p> <p>Land: .32 acres Parking spaces: 23 Zoned for low rise neighborhood mix Direct access to I35 Price: \$439,200</p> <p>Contact: Upland Real Estate Group, Inc Josh Huempfer (612) 465-8522 Upland Real Estate Group, Inc Chad Sturm (612) 436-1122</p> |